



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 5/4/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

### # 1 DANIEL ISLAND DRIVE ROUNDABOUT

#### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: DANIEL ISLAND DRIVE & SEVEN FARMS DRIV

Location: DANIEL ISLAND

TMS#:

Acres:

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning:

☐ new BP approval tracking

City Project ID #: 170418-Daniel IslandDr-1

City Project ID Name: TRC\_RC:DaniellIslandDriveRoundabout

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CITY OF CHARLESTON/BERKELEY COUNTY

Applicant: INFRASTRUCTURE CONSULTING AND  
ENGINEERING

803-603-9191

Contact: PETER VALIQUETTE

peter.valiquette@ice-eng.com

Misc notes: Road construction plans for a new round-a-bout on Daniel Island and associated improvements.

**RESULTS: Revise and resubmit to TRC.**

### # 2 1991 CLEMENTS FERRY ROAD

#### PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: 1991 CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2680000125

Acres: 5.821

# Lots (for subdiv): 2

# Units (multi-fam./Concept Plans):

Zoning: PUD (BERESFORD HALL)

☐ new BP approval tracking

City Project ID #: 170418-Clements FerryRd-1

City Project ID Name: TRC\_PP:1991ClementsFerryRoad[2lots]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CLEMENT FERRY, LLC

Applicant: PARKER LAND SURVEYING

843-544-7777

Contact: CRAIG BAUMER

cbaumer@plssc.com

Misc notes: Preliminary subdivision plat to create two lots.

**RESULTS: Applicant did not attend.**

### # 3 ASHLEY RIVER ROAD SELF STORAGE

#### SITE PLAN

Project Classification: SITE PLAN

Address: ASHLEY RIVER ROAD

Location: WEST ASHLEY

TMS#: 3511000037

Acres: 1.16

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: GB

☐ new BP approval tracking

City Project ID #: 170418-Ashley RiverRd-1

City Project ID Name: TRC\_SP:AshleyRiverRoadSelfStorage

Submittal Review #: PRE-APP

Board Approval Required:

Owner: SOKOL LLC MORRIS II

Applicant: STANTEC CONSULTING SERVICES, INC.

843-740-7700

Contact: BRYAN KIZER

bryan.kizer@stantec.com

Misc notes: Construction plans for self-storage facility and associated improvements.

**RESULTS: Revise and resubmit to TRC.**

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**#4 CHARLESTON REGIONAL PARKWAY WAREHOUSE****SITE PLAN**

Project Classification: SITE PLAN

Address: CHARLESTON REGIONAL PARKWAY

Location: CAINHOY

TMS#: 2670000126

Acres: 13.88

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: LI

Misc notes: Construction plans for a new 147,420 sq. ft. warehouse and associated improvements.

☐ new BP approval tracking

City Project ID #: 170418-Charleston RegionalPkw-1

City Project ID Name: TRC\_SP:CharlestonRegionalParkwayWarehouse

Submittal Review #: PRE-APP

Board Approval Required:

Owner: CHARLESTON REGIONAL BUSINESS CENTER, LLC

Applicant: THOMAS &amp; HUTTON ENGINEERING CO.

843-725-5229

Contact: EDWIN MELENDEZ

woody.t@thomasandhutton.com

**RESULTS:** Revise and resubmit to TRC.

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**#5 CAINHOY CHILDREN'S ACADEMY****SITE PLAN**

Project Classification: SITE PLAN

Address: 2264 CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2670000147

Acres: 2.76

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: LI

Misc notes: Construction plans for new children's academy and associated improvements.

☒ new BP approval tracking

City Project ID #: 161228-Clements FerryRd-1

City Project ID Name: TRC\_SP:CainhoyChildrensAcademy

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

Owner: CCA INVESTMENTS, LLC

Applicant: MITCH YATES

843-343-8763

Contact: MITCH YATES

scyates03@att.net

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**#6 CAINHOY PUBLIX****SITE PLAN**

Project Classification: SITE PLAN

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2620000008

Acres: 12.1

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: PUD (CAINHOY PLANTATION)

Misc notes: Construction plans for a new Publix grocery store, shopping center, and associated improvements.

☒ new BP approval tracking

City Project ID #: 170418-Clements FerryRd-1

City Project ID Name: TRC\_SP:CainhoyPublix

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: STILES

Applicant: THOMAS &amp; HUTTON ENGINEERING CO.

843-725-5269

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

**RESULTS:** Revise and resubmit to TRC.

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**#7 GOVERNOR'S CAY, PHASE 5****SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: FORREST DRIVE

Location: CAINHOY

TMS#: 2710002150

Acres: 6.704

# Lots (for subdiv): 22

# Units (multi-fam./Concept Plans): 22

Zoning: DR-9

Misc notes: Subdivision concept plan for a 22 lot subdivision and associated improvments.

☐ new BP approval tracking

City Project ID #: 170418-ForrestDr-1

City Project ID Name: TRC\_CP:GovernorsCayPhase5[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: CALATLANTIC GROUP, LLC

Applicant: STANTEC

843-276-2285

Contact: JOSH LILLY

josh.lilly@stantec.com

**RESULTS:** Revise and resubmit to TRC.

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**#8 C.E. WILLIAMS MIDDLE SCHOOL****SITE PLAN**

Project Classification: SITE PLAN

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 3070000049

Acres: 52.7

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: SR-1, DR-6

Misc notes: Construction plans for a new middle school and associated improvements.

☐ new BP approval tracking

City Project ID #: 170418-SandersRd-1

City Project ID Name: TRC\_SP:CEWilliamsMiddleNewConstruction

Submittal Review #: PRE-APP

Board Approval Required: BZA-SD

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: CHRIS COOK

chricc@adcengineering.com

**RESULTS:** Revise and resubmit to TRC; traffic impact study required.

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**#9 MARINEX WAREHOUSE ADDITION****SITE PLAN**

Project Classification: SITE PLAN

Address: 1903 PITTSBURGH AVENUE

Location: PENINSULA

TMS#: 4660000008

Acres: 17.95

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: HI

Misc notes: Construction plans for 10,000 sq. ft. warehouse addition

☐ new BP approval tracking

City Project ID #: 170418-PittsburghAve-1

City Project ID Name: TRC\_SP:MarinexWarehouseAddition

Submittal Review #: PRE-APP

Board Approval Required:

Owner: 1905 PITTSBURGH AVENUE, LLC

Applicant: CYPRESS ENGINEERING

843-225-5151

Contact: WILL ROGAN

willr@cypresseng.com

**RESULTS:** Revise and resubmit to TRC.

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**#10 BENNETT'S BLUFF (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: FORT JOHNSON ROAD

Location: JAMES ISLAND

TMS#: 4280000013

Acres: 30.99

# Lots (for subdiv): 86

# Units (multi-fam./Concept Plans): 86

Zoning: SR-1

Misc notes: Preliminary subdivision plat for an 86 lot subdivision and assoicated improvements.

☒ new BP approval tracking

City Project ID #: 170321-Fort JohnsonRd-1

City Project ID Name: TRC\_PP:Bennett'sBluff[Plat]

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-SD

Owner: FIRST BAPTIST CHURCH

Applicant: HUSSEY GAY BELL

843-849-7500

Contact: RICHARD BAILEY

rbailey@husseygaybell.com

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

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**#11 BENNETT'S BLUFF (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: FORT JOHNSON ROAD

Location: JAMES ISLAND

TMS#: 4280000013

Acres: 30.99

# Lots (for subdiv): 86

# Units (multi-fam./Concept Plans): 86

Zoning: SR-1

Misc notes: Road construction plans for an 86 lot subdivision and assoicated improvements.

☒ new BP approval tracking

City Project ID #: 170321-Fort JohnsonRd-2

City Project ID Name: TRC\_RC:Bennett'sBluff[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-SD

Owner: FIRST BAPTIST CHURCH

Applicant: HUSSEY GAY BELL

843-849-7500

Contact: RICHARD BAILEY

rbailey@husseygaybell.com

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

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**# 12 400 MEETING STREET (POOL)****SITE PLAN**

Project Classification: SITE PLAN

Address: 400 MEETING STREET

Location: PENINSULA

TMS#: 4590903109

Acres: 1.17

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: MU-2

☐ new BP approval tracking

City Project ID #: 170306-MeetingSt-1

City Project ID Name: TRC\_SP:400MeetingStreetNewConstruction

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: SEINE-SCP MEETING STREET MANAGERS, LLC

Applicant: LS3P

Contact: DYLAN TOWE

843-577-4444

dylantowe@ls3p.com

**Misc notes:** Construction plans for a new elevated pool over existing parking and associated improvements.**RESULTS:** Revise and resubmit to TRC.

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**# 13 OAKFIELD SALES CENTER****SITE PLAN**

Project Classification: SITE PLAN

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000043

Acres: 1.38

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: PUD

☐ new BP approval tracking

City Project ID #: 161221-Cane SlashRd-1

City Project ID Name: TRC\_SP:OakfieldSalesCenter

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: PULTE HOME COMPANY, LLC

Applicant: HLA, INC.

Contact: ANDREW TODD-  
BURKE

843-763-1166

atoddburke@hlainc.com

**Misc notes:** Construction plans for a new sales center and associated improvements.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**# 14 OAKFIELD, PHASE 5B (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000128

Acres: 25.047

# Lots (for subdiv): 57

# Units (multi-fam./Concept Plans): 57

Zoning: PUD

☒ new BP approval tracking

City Project ID #: 170306-Cane SlashRd-1

City Project ID Name: TRC\_RC:OakfieldPhase5B[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE HOME COMPANY, LLC

Applicant: HLA, INC.

Contact: ADRIANA CARSON

843-763-1166

acarson@hlainc.com

**Misc notes:** Road construction plans for Phase 5B of the Shade Tree subdivision.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.